

**ADELAIDE HILLS COUNCIL
ORDINARY COUNCIL MEETING
Tuesday 25 June 2019
CONFIDENTIAL AGENDA BUSINESS ITEM**

Item: 19.1
Originating Officer: Renee O'Connor, Sport & Recreation Planner
Responsible Director: Peter Bice, Director Infrastructure & Operations
Subject: 2018/2019 Play Space Upgrades
For: Decision

1. 2018/2019 Play Space Upgrades – Exclusion of the Public

Pursuant to section 90(2) of the *Local Government Act 1999* the Council orders that all members of the public, except:

- CEO, Andrew Aitken
- Director Infrastructure & Operations, Peter Bice
- Director Development & Regulatory Services, Marc Salver
- Director Corporate Services, Terry Crackett
- Director Community Capacity, David Waters
- Executive Manager Governance & Performance, Lachlan Miller
- Sport & Recreation Planner, Renee O'Connor
- Manager Open Space, Chris Janssan
- Manager Property, Natalie Westover
- Governance & Risk Coordinator, Steven Watson
- Minute Secretary, Pam Williams

be excluded from attendance at the meeting for Agenda Item 19.1: (2018/2019 Play Space Upgrades) in confidence.

The Council is satisfied that it is necessary that the public, with the exception of Council staff in attendance as specified above, be excluded to enable Council to consider the report at the meeting on the following grounds:

Section 90(3) (d) of the *Local Government Act 1999*, the information to be received, discussed or considered in relation to this Agenda Item is commercial information of a confidential nature (not being a trade secret) the disclosure of which –

- (i) could reasonably be expected to prejudice the commercial position of the person who supplied the information, or to confer a commercial advantage on a third party; and
- (ii) would, on balance, be contrary to the public interest;

Accordingly, on this basis the principle that meetings of the Council should be conducted in a place open to the public has been outweighed by the need to keep the information and discussion confidential.

2. 2018/2019 Play Space Upgrades – Confidential Item

SUMMARY

Council is due to upgrade the play spaces at the Birdwood Oval and the Paracombe Hall in the 2018/2019 financial year. Comprehensive engagement and consultation has been undertaken with the community. Designs have been drafted, based upon feedback received from the community, and their construction has recently been put out to tender.

These upgrades consider Council's Play Space Policy, which states that play spaces in the Council area are appropriately planned, developed and managed and valued by our community. Implementation of the Policy ensures that Council have a hierarchy of quality destinations spread across the Council region. It states that spaces should provide an appropriate level of recreational opportunity and amenity, according to sites classification and reflecting the needs of the community.

The policy states that resourcing and funding for play spaces must be delivered with equity and transparency based on asset management data and contribute to sustainability. Resourcing and funding processes must be clear and transparent, and focus given to worthwhile partnerships and collaboration.

Both the Birdwood and Paracombe sites are classified as 'local' level play spaces, and received \$120,000 each in the 2018/2019 Annual Business Plan and Budget for their upgrade. Whilst Administration anticipated that the costs received through the tender process would be towards the higher end of the available budget, they are too high for staff to progress without further consideration.

To progress the concept plans in their current state, this report recommends increasing the expenditure on the 2018/2019 Play Space Upgrades as follows:

- Birdwood: an additional \$63,980.63
- Paracombe: an additional \$54,378.37
- TOTAL: \$118,359.00

RECOMMENDATION

Council resolves:

1. That the report be received and noted
2. To approve an increase in expenditure for the Birdwood Play Space Upgrade of \$63,980.63, and the Paracombe Play Space Upgrade of \$54,378.37.

2.1 GOVERNANCE

➤ Strategic Management Plan/Council Policy

Goal 1	People and business prosper
Strategy 1.11	We will embrace nature play concepts in play space developments.
Goal 3	Places for people and nature
Strategy 3.5	We will take a proactive approach, and long term view, to infrastructure maintenance and renewal.

➤ **Legal Implications**

Not applicable.

➤ **Risk Management Implications**

The increase in expenditure for the 2018/2019 Play Space Upgrades will assist in mitigating the risk of:

Not undertaking the play space upgrades to an appropriate standard leading to dissatisfied community members.

Inherent Risk	Residual Risk	Target Risk
High (3B)	Low (2D)	Low (2D)

By resolving to allow additional expenditure on the play space upgrades, the reputational risk to Council is mitigated.

➤ **Financial and Resource Implications**

This report recommends increasing the level of expenditure for the two play space upgrades from the 2018/2019 financial year.

Initial budget allocations of \$120,000 for each site have been deemed insufficient to deliver the appropriate level of service, and as a result, this report recommends the following:

- Birdwood: an additional \$63,980.63
- Paracombe: an additional \$54,378.37
- TOTAL: \$118,359.00

As a result of the high tender amounts received for both sites, Administration will also explore alternate methods of concept design and construction next year to determine the impact that, that has on the cost of construction. This will occur prior to the next review of the Long Term Financial Plan, so if necessary, appropriate changes can be made.

➤ **Customer Service and Community/Cultural Implications**

Council conducted on-site consultation opportunities at both Birdwood and Paracombe, where the communities were invited to tell Council staff what they wanted to see in their upgraded space. (An online opportunity was also provided). Consultation conducted with the communities at both sites was informed by the \$120,000 budget and discussions were based upon play equipment relative to that budget amount.

Considering the above actions, there is now an expectation amongst the community in regards to timing of the upgrade delivery, and the equipment inclusions.

➤ **Environmental Implications**

Not applicable

➤ **Engagement/Consultation conducted with Council Committee, Regional Subsidiary, Advisory Group, the Administration and Community**

Consultation on the development of this report was as follows:

Council Committees: Not applicable

Council Workshops: Not Applicable

Advisory Groups: Not Applicable

Administration: Director Infrastructure & Operations
Director Corporate Services
Manager Open Space
Manager Civil Services
Manager Financial Services
Civil Projects Coordinator

Community: The relevant community groups were informed of the information provided in the BR3 report.

2.2 BACKGROUND

Council endorsed a Play Space Policy on 27 March 2018

The objective of the policy is to ensure that play spaces in the Council area are appropriately planned, developed and managed, and valued by our community. The following statements from the Policy document support this to occur:

- Play spaces should be thoroughly planned, balanced, functional and sustainable. Planning should be in consultation with the community, ensure diverse opportunities, accessibility and facilitate participation from a wide variety of users.
- Ensure we have a hierarchy of quality destinations spread across the Council region. Spaces should provide an appropriate level of recreational opportunity and amenity, according to sites classification and reflecting the needs of the community.
- Resourcing and funding for play spaces must be delivered with equity and transparency, based on asset management data and contribute to sustainability. Resourcing and funding processes must be clear and transparent, and focus given to worthwhile partnerships and collaboration.
- Spaces should be attractive, well-maintained, inviting spaces that the community are connected too and feel proud of.

“Classification” and “Hierarchy” categorise open spaces from local to state levels to indicate user catchments, guide equitable distribution and standards for the provision of facilities such as play spaces, public amenities, pathways, public toilets, etc.

Council’s policy states that Council will maintain and contribute to upgrade cost to the value of a locally classified play space on Community owned land. The play spaces sites at both Birdwood and Paracombe are owned by the community, not Council, and have therefore been classified as ‘local’ play spaces, and the upgrades were planned accordingly.

Council’s Policy states the following in regards to a locally classified play space:

- Area intended for local play, often equipment based.
- Visited by people who live nearby, sometimes by foot, for a short period of time.
- The catchment zone of a local play space site in the Adelaide Hills Council should be based upon a radius of approximately 5-10 kilometres.
- Considering the radius and the smaller scale size of the play space, it is likely that there would be a local play space in most medium sized towns in the Council region.

General characteristics of a local play space include:

- Play equipment
- Shade (natural, not artificial)
- Lighting
- Seating
- Paved path
- Rubbish bin
- Grassed open space
- Vegetation/planting
- Accessible, safe pedestrian and cycling connections
- Support good passive surveillance

Draft service levels for play space upgrades have been developed, and were discussed at a Council Member Workshop on 7 June 2017 Administration’s intention was for these service levels to be endorsed by Council as part of the Play Space Framework, but due to competing priorities and resourcing pressure, this hasn’t occurred yet.

Figures in the 2018/2019 Annual Business Plan for Play Space Upgrades, were based upon these draft service levels. Please note that it is intended for the figures to be utilised as a guide, are therefore approximate.

Draft Service Levels – Upgrade Cost Breakdown

Local (\$100,000 - \$120,000)	Approximate costs
Site Survey	\$4,000
Concept / Design <i>(10% of capital cost)</i>	\$10,000
Irrigation Design	\$5,000
Play Equipment / Facilities	\$37,000
Seating / Furniture	\$13,000
Vegetation / Plantings / Turf	\$16,000
Pathway & other civil works	\$30,000
Signage	\$2,000
Shade & Fencing*	
TOTAL	\$117,000

** As Council’s Sport & Recreation Strategy and Play Space Policy, artificial shade and fencing is not included in initial play space costings. If the site meets appropriate criteria and it is determined at consultation to include, it will require an alternate funding source.*

The Birdwood and Paracombe sites were selected for upgrade following a region wide audit of all play spaces in the area. These two were deemed a priority considering that audit data indicated that they were either at, or close to reaching their end of useful life. As a result of the audit, the existing Paracombe play space was removed in 2017 due to the risk that the equipment posed to the community.

Council conducted on-site consultation opportunities at both Birdwood and Paracombe, where the communities were invited to tell Council staff what they wanted to see in their upgraded space. (An online opportunity was also provided). Consultation conducted with the communities at both sites was informed by the \$120,000 budget and discussions were based upon play equipment relative to that budget amount.

Following the consultation, Council engaged a landscape architect to develop some draft concept plans based upon the communities ideas and feedback. These draft plans were made available on Council's website for comment; and following some minor changes, the landscape architect was instructed to commence detailed design in preparation for tender. The landscape architect was provided with and utilised the budget allocation and draft service levels to complete the draft concept plans.

It is important to note that through the 2018 State Government Election, the Birdwood Park Committee were able to secure a \$30,000 grant for the play space upgrade. The committee holds the funding, and it will be utilised for the construction of the BMX track adjacent to the play equipment at the site. It is anticipated that Council Field Staff, in partnership with the community at Birdwood will construct the track.

2.3 ANALYSIS

Considering that current administration staff are yet to undertake Play Space Upgrade works in the region; utilising a consultant landscape architect to develop the plans for tender was selected as the most appropriate model to pursue for the 2018/2019 year.

Staff considered that the concept plans developed were modest designs, suitable for the locations, which matched the service levels provided. Both sites plans were tested in the market through an open tender process. Three submissions were received, with costs ranging from \$382,105 to \$419,815.

Whilst staff anticipated that the costs received through the tender process would be towards the higher end of the available budget, they are too high for staff to progress without further consideration.

Staff are now of the view that the level of service included in the concept plans, for the set budget of \$120,000 would have been hard to meet.

Analysis of the design and associated figures demonstrates that accessibility (through pathways and their associated civil works, equipment selections and soft fall treatments) has contributed towards the high costs. Tables provided in appendix four and five detail and analyse each site's design.

Birdwood

Through the community engagement and consultation process, it was determined that the community at Birdwood were looking for the following opportunities through the Play Space Upgrade:

- BMX
- Equipment that caters for a wide age range
- Climbing
- Spinning
- Swinging

All of these elements have been included in the draft design (see appendix four).

- Preferred tender: \$193,151.51 (excluding GST)
- Preferred tender, with alternatives: \$183,980.63 (excluding GST)

To meet the \$120,000 budget allocation from the 2018/2019 Annual Business Plan for the Play Space upgrade at Birdwood, the following items would have to be removed from the preferred tenderers (alternate) plans:

- SF2– CSBR Wet Pour Softfall: \$18,896.64
- Moduplay Combo Unit: \$32,672.50
- Omnitech Cantilever Swing: \$11,718.30

This effectively leaves the site with only the carousel and rocker; and in addition, by removing the rubber softfall, the swing is no longer accessible by all.

Paracombe

Through the community engagement and consultation process, it was determined that the community at Paracombe were looking for the following opportunities through the Play Space Upgrade:

- Opportunity for sports play (soccer goals / basketball ring, etc)
- Accessible equipment that caters for a wide variety of age / size
- Slide
- Swinging
- Spinning

All of these elements have been included in the draft design (see appendix five).

- Preferred tender: \$188,953.59 (excluding GST)
- Preferred tender, with alternatives: \$174,378.37 (excluding GST)

To meet the \$120,000 budget allocation from the 2018/2019 Annual Business Plan, the following items would have to be removed from the (alternate) plans:

- SF1– CSBR Wet Pour Softfall: \$28,149.44
- Proludic Inclusive Carousel: \$17,377.98

The wet pour softfall, (rubber) has been chosen for the Paracombe site due to the maintenance obligations associated with softfall, coupled with the site distance required to undertake maintenance activity. The material also ensures that accessibility by all can be maintained at the site, which is an important consideration when factoring in that a major user group of the site are those with a disability. By removing this material, the upgrade will not be able to function as intended.

This report recommends increasing the level of expenditure for the two play space upgrades from the 2018/2019 financial year, as initial budget allocations of \$120,000 for each site have been deemed insufficient to deliver the appropriate level of service. Additional funding consists of the following:

- Birdwood: an additional \$63,980.63
- Paracombe: an additional \$54,378.37
- TOTAL: \$118,359.00

As a result of the high tender amounts received for both sites, Administration will explore alternate methods of concept design and construction next year to determine the impact that, that has on the cost of construction. This will occur prior to the next review of the Long Term Financial Plan, so if necessary, appropriate changes can be made.

In addition, Administration and Council will also continue to consider the service levels for future play space upgrades.

2.4 OPTIONS

Council has the following options:

- I. Approve an increase in expenditure for the Birdwood Play Space Upgrade of \$63,980.63, and the Paracombe Play Space Upgrade of \$54,378.37. (Recommended)
- II. Place the Play Space Upgrades at both Birdwood and Paracombe on hold. (Not Recommended)

2.5 APPENDICES

- (1) Adelaide Hills Council Play Space Policy
- (2) Birdwood Play Space Upgrade – Concept Plan
- (3) Paracombe Play Space Upgrade – Concept Plan
- (4) Birdwood Play Space Upgrade – Cost by Item
- (5) Paracombe Play Space Upgrade – Cost by Item

Appendix 1

Adelaide Hills Council Play Space Policy

COUNCIL POLICY

 <p>Adelaide Hills COUNCIL</p>	PLAY SPACE
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Policy Number:	COM-10
Responsible Department(s):	Engineering and Assets
Other Relevant Policies:	Asset Management Policy
Relevant Procedure(s):	
Relevant Legislation:	<i>Local Government Act 1999</i>
Policies and Procedures Superseded by this policy on its Adoption:	
Adoption Authority:	Council
Date of Adoption:	<i>To be entered administratively</i>
Effective From:	<i>To be entered administratively</i>
Minute Reference for Adoption:	<i>To be entered administratively</i>
Next Review:	No later than Jan 2021 or as required by legislation or changed circumstances

PLAY SPACE POLICY

1. INTRODUCTION

The Policy provides Council and its administration with principles and guidelines for how Council will plan, develop and manage play spaces throughout the Adelaide Hills Council. The policy will assist Council to make strategic, sustainable and equitable decisions regarding play space provision in our region, which will ensure that opportunities for participation broadly across the Adelaide Hills Council are enhanced as are the benefits achieved.

This Policy document forms part of a Play Space Framework. The Policy should be read in conjunction with the other Framework components. The Play Space Framework includes the following:

- Play Space Policy
- Play Space Service Levels
- Project Methodology and Upgrade Approach
- Upgrade Program (The upgrade program is a working document that will be updated regularly, based on asset data and usage.)

While Council does not own several of the play spaces within the Council boundary, we rely on these community owned facilities to service the demand from a portion of our population. This Policy addresses the management of play spaces throughout our region, despite ownership.

2. OBJECTIVES

The objective of this policy is to ensure that play spaces in the Council area are appropriately planned, developed and managed, and valued by our community. The following statements will support this to occur:

- Play spaces should be thoroughly planned, balanced, functional, and sustainable. Planning should be in consultation with the community, ensure diverse opportunities, accessibility and facilitate participation from a wide variety of users.
- Ensure we have a hierarchy of quality destinations spread across the Council region. Spaces should provide an appropriate level of recreational opportunity and amenity, according to sites classification and reflecting the needs of the community.
- Resourcing and funding for play spaces must be delivered with equity and transparency, based on asset management data and contribute to sustainability. Resourcing and funding processes must be clear and transparent, and focus given to worthwhile partnerships and collaboration.
- The asset management and maintenance of all sites must be planned and programmed, with obligations reflected in management agreements, leases or licences where applicable. There must transparency in resource allocation, and support for those groups managing facilities. Spaces should be developed so they can be managed by Council in an appropriate manner.
- Spaces should be attractive, well-maintained, inviting spaces that the community are connected too and feel proud of.

3. DEFINITIONS

“Play space” refers to a space that can be utilised for the purposes of formal, informal, active and passive play as well as the provision of any associated facilities and amenities.

“Nature Play” provides opportunities for unstructured, open ended and self-directed play. Freedom to roam, seeking adventure and exploration which encourages creativity and imagination, inspired by nature.

“Classification” and “Hierarchy” categorises open spaces from local to state levels to indicate user catchments, guide equitable distribution and standards for the provision of facilities such as play spaces, public amenities, pathways, public toilets, etc.

“Community owned” refers to land and assets on said land that is not owned by Council.

“Council owned” refers to land and assets on said land that is owned or under the care and control and management of Council. This land may also be under a lease / licence arrangement.

4. POLICY STATEMENT

The Policy provides principles that guide the Adelaide Hills Council’s planning, development and management of play spaces in our Council region. Fulfilment of the outlined principles will contribute to the Council delivering a hierarchy of quality destinations throughout the region.

A Play Space in the Adelaide Hills Council is a space that can be utilised for the purposes of formal, informal, active and passive play as well as the provision of any associated facilities and amenities. The space could include elements like skate and bike facilities, fitness equipment, hard courts and nature play elements, as well as traditional playground equipment. Linkages to a community or sport facility, bike path or walking trail should also be considered.

The overarching Framework approach ensures that planning, budgeting, design, procurement and maintenance processes are aligned with Council’s Strategic Objectives and that the community and relevant stakeholders are engaged in the process along the way.

Play Space Classification

To assist in the planning of our play spaces, it is common practice to define the reserves under a play space classification hierarchy. This practice is particularly important when assessing service levels for each class of play space; it also identifies the recommended equipment and associated facilities within a space. This approach ensures diversity of play spaces and experiences throughout the region, assists with allocation of resources and can be used as a tool when reviewing the locations of play spaces to ensure that there is an appropriate provision.

The table below outlines the minimum provisions and design considerations for each classification. Further detail regarding service levels for each classification can be found in the Framework document.

Classification	Definition	General Characteristics
Regional	<ul style="list-style-type: none"> • A large, well developed space with a diversity of play opportunities. The space should be large enough to enable different activities and users to occur simultaneously. • Attracts users from a substantial part of the Council area and beyond. • Located central to the catchment to maximise accessibility, in a location that has a natural, social or cultural feature. • A destination where visits are usually planned in advance and users stay for a long period of time. • The site should consider accessibility for all. • Be responsive to natural site features and assist to preserve local biodiversity and natural area values. • Be serviced by public transport routes. • The catchment zone of a regional play space site in the Adelaide Hills Council should be based on a radius of approximately 20 kilometres. Considering that radius and the large scale size of the play space, it is likely that there would only be three regionally classified play spaces in the Council region. 	<p><i>All characteristics from a local and neighbourhood play space plus:</i></p> <ul style="list-style-type: none"> • Car parking • Toilet • BBQ • Art & cultural elements • Hard court surface and associated equipment if space permits
Neighbourhood	<ul style="list-style-type: none"> • Extensive play opportunities with a number of play elements. • Visited by people from a larger town catchment. • A site where users can stay for a median length of time. • Potentially linked to an adjacent sport, recreation, community or cultural facility. • The catchment zone of a neighbourhood play space site in the Adelaide Hills Council should be based upon a radius of approximately 10-15 kilometres. Considering the radius, and the medium scale size of the play space, it is likely that there would be five neighbourhood classified play spaces in the Council region. 	<p><i>All characteristics from a local play space plus:</i></p> <ul style="list-style-type: none"> • Existing toilet and BBQ • Shelter • Picnic settings • Drinking water • Mounded grass • Bike racks

Classification	Definition	General Characteristics
Local	<ul style="list-style-type: none"> • Area intended for local play, often equipment based • Visited by people who live nearby, sometimes by foot, for a short period of time. • The catchment zone of a local play space site in the Adelaide Hills Council should be based upon a radius of approximately 5-10 kilometres. Considering the radius and the smaller scale size of the play space, it is likely that there would be a local play space in most medium sized towns in the Council region. 	<ul style="list-style-type: none"> • Play equipment • Shade • Lighting • Seating • Paved path • Rubbish bin • Grassed open space • Vegetation/planting • Accessible, safe pedestrian and cycling connections • Support good passive surveillance

Play Space Management and Responsibilities

Council will assume the responsibility, management, maintenance, upgrade and cost of any associated insurances of all Community owned play spaces. Land owners will be responsible for the day-to day maintenance of the site, and for keeping the site tidy and free from rubbish. Council will enter into a licence agreement with each land owner to enter land and carry out works on the play space.

Council will maintain and contribute to upgrade cost to the value of a locally classified play space on Community owned land.

New play spaces on Community owned land constructed after the endorsement of this policy are not entitled to the above conditions, unless endorsed by Council.

For play spaces located on Council owned land that is under a lease or licence arrangement with a community group, Council will be responsible for the insurances, maintenance, management and upgrade of the play space. Lessee groups will be responsible for day-to day maintenance of the play space, and for keeping the area tidy and free from rubbish.

These conditions do not apply to play spaces on Department for Education and Child Development sites, independent or other education sites, sites owned by other levels of Government, or play spaces that are part of land developments prior to Council assuming responsibility.

Play Space Upgrades

Play space upgrades must plan to meet the changing demographics within an area, and provide sufficient variation in play space provision between sites. Principles outlined in this policy must be considered in upgrade planning phase.

Sites for play space upgrades will be selected based upon asset management data and usage. When considering the specific sites in the upgrade program and schedule, thought will also be given to amalgamation, consolidation or a new site (based on consultation and demographic data, available locations, Council strategic plans, etc.). Please refer to the Play space Framework document for the current upgrade schedule and further detail in how upgrades will be undertaken.

Other play elements (skate and bike facilities, fitness equipment, hard court, nature play elements, etc.) can all be considered at the time of consultation, if appropriate for the site.

Community consultation and engagement plays a significant role in play space development and is crucial in understanding the local community's needs and expectations. Involving the community helps ensure Adelaide Hills play spaces are well used and take pride of place within our community.

Play Space Maintenance and Management

Play spaces will be designed and maintained to achieve or exceed relevant Australian Standards. Sites will be audited by an independent, qualified auditor on installation and bi-annually.

Council inspection and maintenance will be carried out in accordance with the classification and subsequent service level assigned to each individual space. More information on service levels can be found in the Play Space Framework document.

Play Space Principles

The following principles are based upon information included in Council's Sport and Recreation Strategy.

Best practice in play space design says that the following types of play should be incorporated into play space developments.

- **Active Play** - Using fixed play equipment for swinging, sliding, jumping, stepping, balancing and hanging.
- **Imaginative and Creative Play** - Making up games or role playing.
- **Social Play** - Communicating and interacting with other children, practicing cooperation and the use of language.
- **Exploratory and Natural Play** - Using things like rocks, trees, plants and sand to explore. These elements stimulate a child's imagination and provide various shapes, colours, textures and scents to explore. These environments can also encourage bugs, birds and other wildlife, adding to the diversity of the experience.
- **Quiet Play** - Includes reading, talking or participating in a sit down game.
- **Free Play** - Open grass spaces or slopes that can provide an opportunity for activities such as rolling, running, informal ball games, somersaults, handstands or cartwheels. Free play is different to active play as it enables non-prescribed movement in open space.
- **Risk** - Play spaces will be designed with a focus on eliminating hazards rather than risks. Calculated and graduated risks in play spaces are essential for physical and mental development.

Fencing

Fencing should be provided only where absolutely necessary and for safety purposes. A fence could be included when a play space is:

- next to busy roads or carparks
- near water bodies
- there is a need to separate the play space from other activities e.g. sports field
- in close proximity to other physical hazards

Natural barriers, like appropriate plantings can provide a sense of enclosure and containment and should be explored during the planning and design stages. Open Space Management and Dog Management by-laws and documents should also be considered when considering the installation of a fence around a play space.

Shade

Natural (tree) shade is preferred over built shade as it also provides natural cooling, is not as subject to vandalism, and contributes to the overall character and appeal of the open space. Where possible, locating play spaces in the proximity of existing, suitable mature shade trees is preferred. In some instances, large play spaces which experience high use and have little natural shade may require additional built shade. Built shade structures should be robust and designed to complement the character of the open space.

This Policy and associated Framework document should be used as a guide for land developers, so their developments are consistent with our approach to play space provision. This Policy excludes dog parks and general open space.

5. DELEGATION

The Chief Executive Officer has the delegation to:

- Approve, amend and review any procedures that shall be consistent with this Policy; and
- Make any formatting, nomenclature or other minor changes to the Policy during the period of its currency.

6. AVAILABILITY OF THE POLICY

This Policy will be available for inspection at the Council's Offices during ordinary business hours and via the Council's website www.ahc.sa.gov.au. Copies will also be provided to the public upon request, and upon payment of a fee in accordance with the Council's Schedule of Fees and Charges.

Appendix 2

Birdwood Play Space Upgrade – Concept Plan

**BIRDWOOD PLAYSPACE
CONCEPT PLAN**

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27.11.18 REVA

The concept has a central combination unit that includes opportunities for climbing, balance and a large slide. A path wraps around and through the play equipment for bikes and scooters and general circulation. In addition to the combination unit, there is a swing, spinning carousel and a 'rooster' rocker to reflect the Birdwood Football Club. There is both formal seating and also placed logs for informal seats and play opportunities.

It is proposed to locate the pump track underneath the existing trees to the south of the playspace. Some lower limbs of the trees will need to be removed to open views and access. There are already existing berms to shape and profile with opportunities to accelerate and jump amongst the enormous trees.

- EQUIPMENT**
- A. Kanope J5609 - Proludic
 - B. Cantilever Swing - Omnitech
 - C. Spin Mee - Omnitech
 - D. Rooster Rocker J802 - Proludic



Picnic table setting
under existing shelter

open kickabout area

Pathway circuit for
bikes and scooters,
as well as parents

Reshape drainage
swale to allow
stormwater to
runoff more freely
and also create
a more natural
landform

pump track around
existing trees

Pump track start finish
line / down ramp

Raise lower limbs of existing trees
to open site lines and create a
shady quiet space. Children to use
their imagination to create their
own games under the tree canopy

Reshape landform to
create accessible pathway
down to playspace

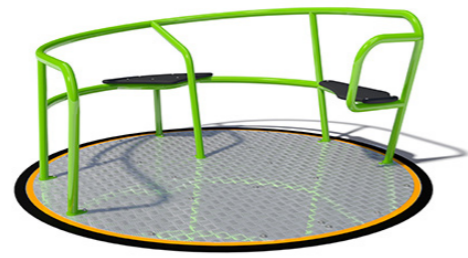
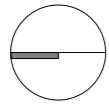
Retain existing steps
as informal seating

ENTRY ROAD

boulder stairs

**BIRDWOOD PLAYSPACE
CONCEPT PLAN**

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27.11.18 REVA



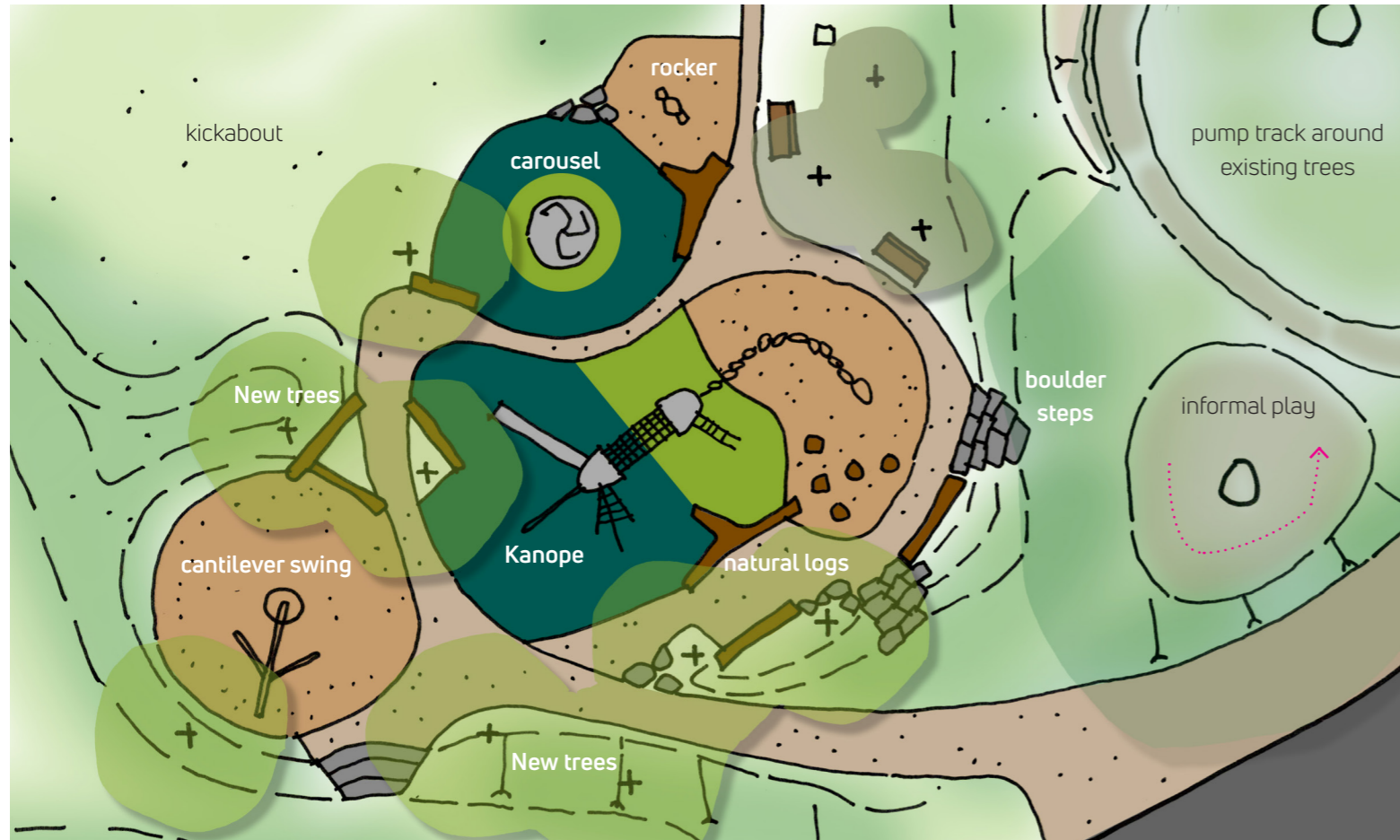
Carousel offers inclusive play for multiple users and the 'Rooster' rocker reflects the Birdwood Football Club and colours.



A loop path will maximise accessibility and play opportunities



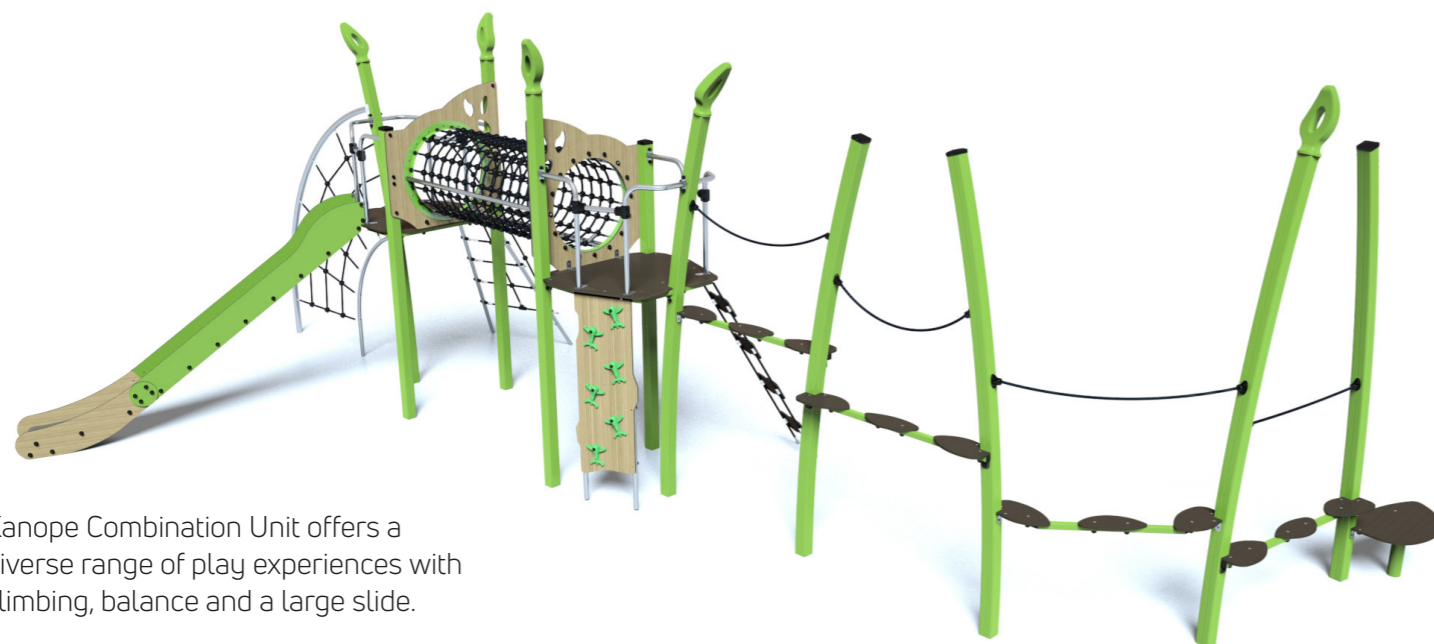
Acer rubrum 'October Glory' will provide seasonal colour and shade



Cantilever swing offers spinning and swinging opportunities for multiple users at once



The playspace nestles back into the landform with boulder stairs and terraces



Kanope Combination Unit offers a diverse range of play experiences with climbing, balance and a large slide.



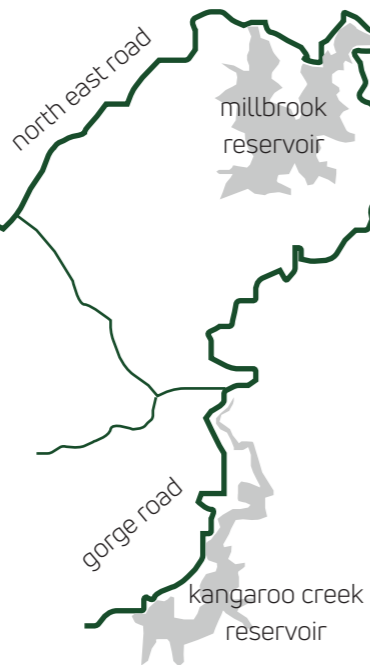
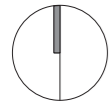
Raise lower limbs of trees to open spaces for pump track and informal play

Appendix 3

Paracombe Play Space Upgrade – Concept Plan

**PARACOMBE PLAYSPACE
CONCEPT PLAN**

1:200@A3
30.11.18 REVA



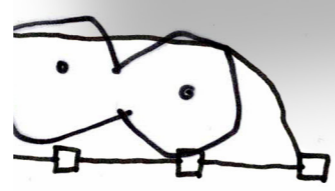
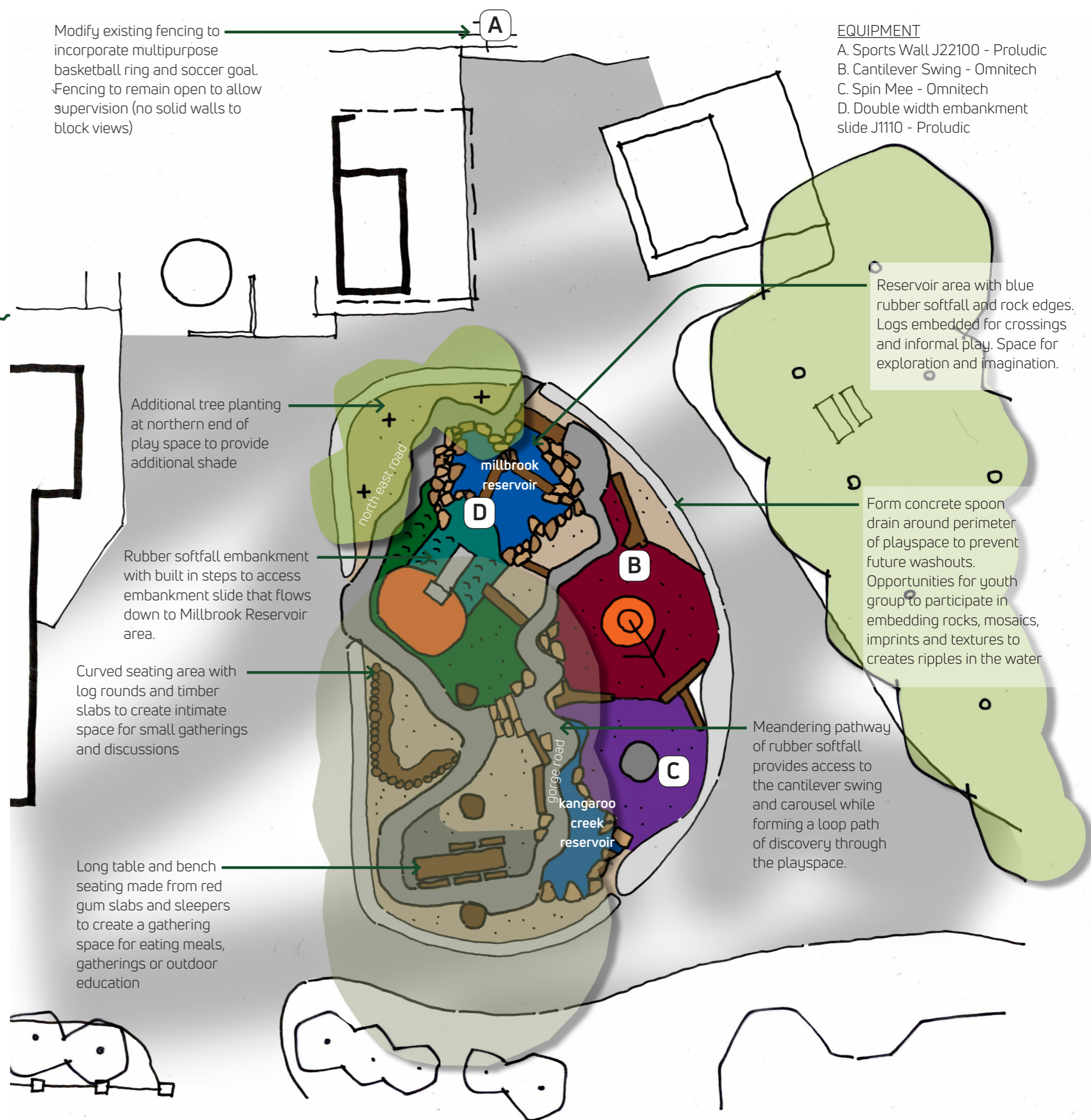
Paracombe is located amongst dramatic hills, gullies and gorges that are covered with forests, orchards, grape vines and native bushland. The journey by road is a winding discovery through small towns and dramatic landscapes that rapidly change around the next hairpin corner.

Inspiration has been drawn from the winding roads and undulating landscape with a loop path of rubber softfall reflecting North East Road, Gorge Road and Paracombe Road with Millbrook and Kangaroo Creek reservoirs also represented.

The playspace represents a real-life map of the hills with multi-coloured undulating softfall and integrated rocks, logs and changes of level to lead users through the space. Key play elements maximise inclusivity such as the 360 degree swing, carousel and double width slide.

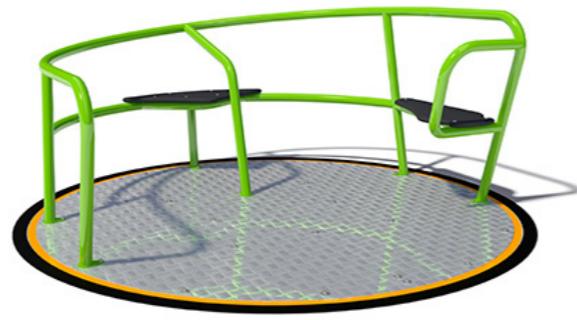
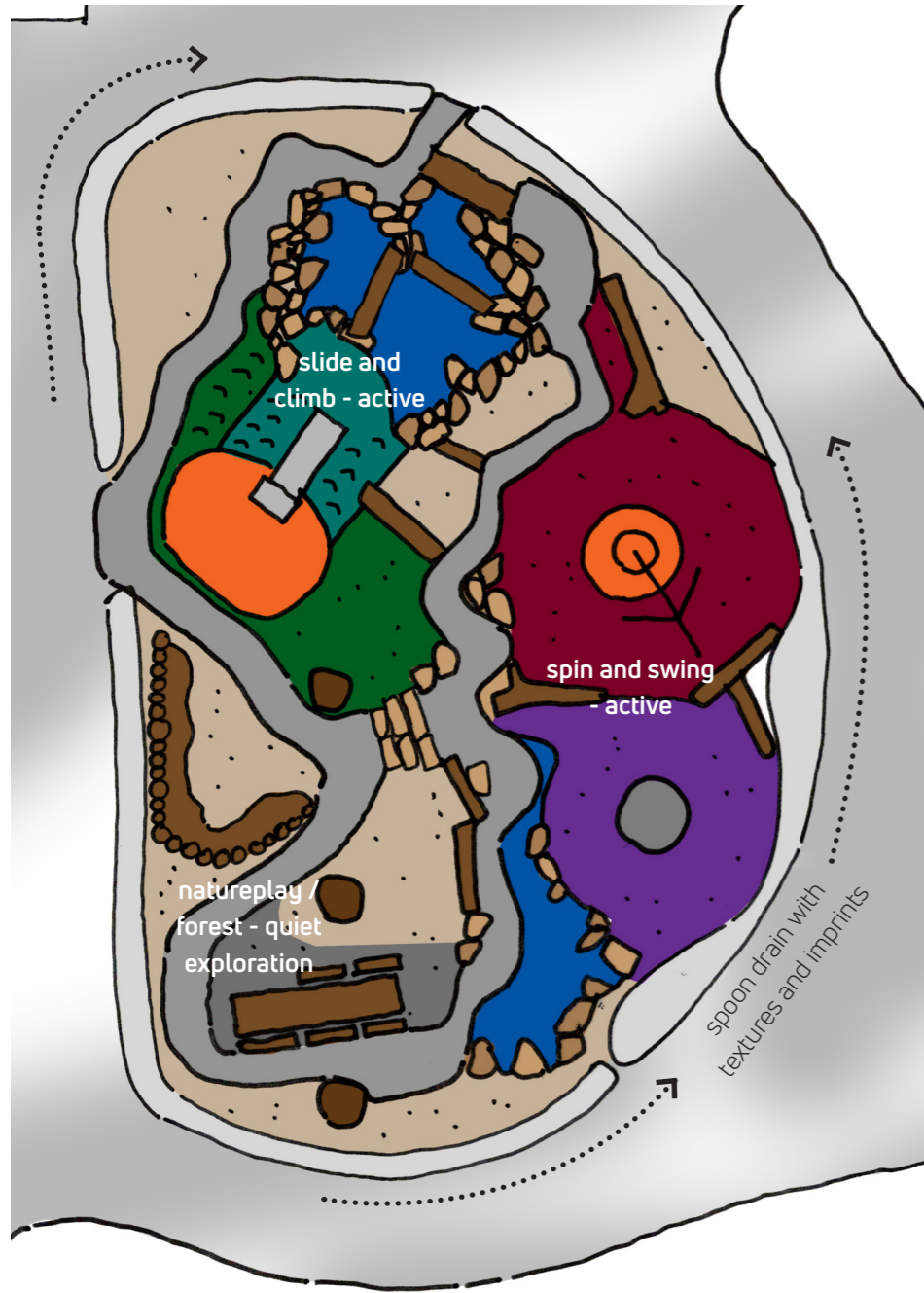
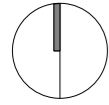
A long communal table could be used for eating meals, gatherings or outdoor education.

Modify existing fencing to incorporate multipurpose basketball ring and soccer goal.
Fencing to remain open to allow supervision (no solid walls to block views)



**PARACOMBE PLAYSPACE
CONCEPT PLAN**

1:200@A3
30.11.18 REVA



Carousel offers inclusive play for multiple users with spaces to sit or stand



Combination basketball and soccer goal with open mesh for supervision



Cantilever swing which also spins to maximise inclusivity



Opportunity for youth group to participate by embedding leaves and imprints into spoon drain



Opportunity for stone pitching in spoon drain to create rills and channels



Continue forest feel with log rounds as seating, edging and exploration.



Feature long table for gatherings and story telling



Double width embankment slide down to the reservoir with built in steps to climb back up for another go



Boulder edging and steps to reservoir softfall



Rubber softfall used for accessibility and durability to create a meandering pathway through the playspace

Appendix 4

Birdwood Play Space Upgrade – Cost by Item

Birdwood Playspace Upgrade

Preferred Tenderer: Cost by Item

Description	Unit	Quantity	Rate	Amount	Alternative Product	Alternative Amount
Site establishment	Item	1	\$5,791.00	\$5,791.00	n/a	n/a
Preliminaries	Item	1	\$17,317.50	\$17,317.50	n/a	n/a
Earthworks, Demolition & Site Preparation	Item	1	\$20,737.40	\$20,737.40	n/a	n/a
SF1 – Certified Mulch Chip	m2	109	\$28.67	\$3,125.03	185m2	\$5,303.95
SF2– CSBR Wet Pour Softfall	m2	112	\$168.72	\$18,896.64	80m2	\$13,497.00
Edge Type 1 – Concrete Edge	Lin m	103	\$65.85	\$6,782.55	n/a	n/a
Placement of Logs	Item	1	\$2,475.00	\$2,475.00	n/a	n/a
Rock Supply & Placement	Item	1	\$6,326.00	\$6,326.00	n/a	n/a
Mulch	m2	58	\$13.04	\$756.32	n/a	n/a
Tree Planting	Item	1	\$3,223.00	\$3,223.00	n/a	n/a
Turf	m2	273	\$21.02	\$5,738.46	n/a	n/a
PT1 – Exposed Aggregate Concrete path	m2	92	\$138.79	\$12,768.68	n/a	n/a
PT2 – Stabilised aggregate path	m2	51	\$47.29	\$2,411.79	n/a	n/a
PE-1: J5609 Kanope (Proludic)	Item	1	\$41,922.65	\$41,922.65	Moduplay Combo Unit	\$32,672.50
PE-2: J454 SP Swing (Proludic)	Item		\$41,922.65	\$8,418.91	Omnitech Cantilever Swing	\$11,718.30
PE-3: J2409 Carousel (Proludic)	Item	1	\$17,337.98	\$17,337.98	n/a	n/a
PE-4: J802 Rooster Rocker (Proludic)	Item	1	\$5,859.70	\$5,859.70	n/a	n/a
PE-5 – Cut log rounds (preparation and install only)	Item	1	\$2,498.90	\$2,498.90	n/a	n/a
Maintenance	Months	12	\$897.00	\$897.00	n/a	n/a
			TENDER SUM (ex GST)		\$193,151.51	\$183,980.63
				GST	\$19,315.15	
			TENDER SUM (inc GST)		\$212,977.83	
				CITB LEVY	\$531.17	

Appendix 5

Paracombe Play Space Upgrade – Cost by Item

Paracombe Play Space Upgrade

Preferred Tenderer: Cost by Item

Description	Unit	Quantity	Rate	Amount	Alternative Product	Alternative Amount
Site establishment	Item	1	\$4,963.00	\$4,963.00	n/a	n/a
Preliminaries	Item	1	\$16,925.00	\$16,925.00	n/a	n/a
Earthworks, Demolition & Site Preparation	Item	1	\$9,701.25	\$9,701.25	n/a	n/a
SF2- CSBR Wet Pour Softfall	m2	176	\$159.94	\$28,149.44	80m2	\$13,497.00
Edge Type 1 – Concrete Edge	Lin m	56	\$65.96	\$3,693.76	n/a	n/a
Edge Type 2 – Concrete Edge	Lin m	51	\$65.70	\$3,350.70	n/a	n/a
Placement of Logs	Item	1	\$3,546.00	\$3,546.00	n/a	n/a
Rock Supply & Placement	Item	1	\$9362.50	\$9362.50	n/a	n/a
Mulch	m2	153	\$13.18	\$2,016.54	n/a	n/a
Tree Planting	Item	1	\$915.92	\$915.92	n/a	n/a
PT1 – Stabilised aggregate path	m2	64	\$48.65	\$3,113.60	n/a	n/a
Spoon Drain	Item	1	\$14,835.71	\$14,835.71	n/a	n/a
PE-1: Slide (Omnitech)	Item	1	\$14,336.30	\$14,336.30	n/a	n/a
PE-2: Cantilever Swing (Omnitech)	Item	1	\$11,718.30	\$11,718.30	n/a	n/a
PE-3: Spin Mee (Omnitech)	Item	1	\$29,922.20	\$29,922.20	Proludic Inclusive Carousel	\$17,337.98
PE-4: Cut log rounds (preparation and install only)	Item	1	\$6,831.69	\$6,831.69	n/a	n/a
Proludic Sports Wall (Supply, Freight & Install)	Item	1	\$12,890.68	\$12,890.68	Kompan Multigoal	\$10,899.68
Maintenance	months	12	\$598.00	\$7,176.00	n/a	n/a
			TENDER SUM (ex GST)		\$188,953.59	\$174,378.37
				GST	\$18,895.36	
			TENDER SUM (inc GST)		\$208,368.57	
				CITB LEVY	\$519.62	

3. 2018/2019 Play Space Upgrades – Period of Confidentiality

Subject to the CEO, or his delegate, disclosing information or any document (in whole or in part) for the purpose of implementing Council’s decision(s) in this matter in the performance of the duties and responsibilities of office, Council, having considered Agenda Item 19.1 in confidence under sections 90(2) and 90(3)(d) of the Local Government Act 1999, resolves that an order be made under the provisions of Sections 91(7) and (9) of the Local Government Act 1999 that the report, related attachments and the minutes of Council and the discussion and considerations of the subject matter be retained in confidence until either the negotiations for sale are completed and a settlement reached or until legal proceedings have concluded, but no longer than 6 months.

Pursuant to Section 91(9)(c) of the Local Government Act 1999, that Council delegates the power to revoke the confidentiality order either partially or in full to the Chief Executive Officer.